

Burlington Planning Commission

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*Andy Montroll, Chair
Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Michael Gaughan
Emily Lee
Brynne Martin*

Burlington Planning Commission

Wednesday, February 23, 2022, 6:30 P.M.

Remote Meeting via Zoom

Draft Minutes

Members Present	A Montroll, A Friend, M Gaughan, E Lee, B Martin, B Baker
Staff Present	M Tuttle, S Gustin, K Sturtevant
Public Attendance	S Bushor, J Weith, M Spaulding, R Burnett, D Marshall, S Thibault, J Katz, B Headrick, A Bond, L Ravin, L Kingsbury

I. Agenda

Call to Order	Time: 6:32pm
Agenda	No changes to the published agenda.

II. Public Forum

Name(s)	Comment
S Bushor	Who parks at the satellite lot on University Road off East Ave- need to better understand how changes to Trinity Campus will result in parking excess or deficit. Regarding Steep Slopes, will geotechnical analysis provide information about soil stability and any storm water infiltration issues?
B Headrick	Urge CATMA to do something different to bring down single occupant vehicle use. If there is no minimum parking requirement from the pending zoning amendment impacting Article 8, UVM will have no obligation to balance their parking demand and supply. What is the consequence at the DRB for permitting so that it does not burden neighborhood streets. Question the decrease in student vehicle ownership, and the number of cars that are purported to park on the street. UVM needs to bring employees in via buses.

III. Chair's Report

A Montroll	No report.
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IV. Director's Report

M Tuttle	On 2/22 Council approved the Nature Based Climate Solutions addendum for Open Space Protection Plan, ZA-21-04, ZA-22-01, ZA-22-02, and Ch.18 amendments regarding Short Term Rentals. Council Ordinance Committee will meet on 3/2 at 5pm to discuss the parking amendment and Commission's comments. Mayor Weinberger participated in a webinar hosted by the White House about ADUs; shared the zoning changes made in Burlington. Town Meeting Day is 3/1; will start budgeting process after the outcome of the election. New Principal Planner joining in March.
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V. Burlington High School Zoning

Commission supported considering this item at a future meeting.		
Motion by:	Second by:	Vote: N/A
Type: Discussion	Presented by: J Weith, M Spaulding, R Burnett, D Marshall of BHS design team	
Representatives of the Burlington School District High School design team presented information about the current High School site on North Avenue, and requested a zoning amendment to facilitate the development of a new school on the same site to the east of the current facilities.		
Commissioner discussion:		
<ul style="list-style-type: none">• A Commissioner noted that zoning for schools has been a topic of conversation for some time, and feels that we should be trying to update zoning for all of school sites. BSD is open to this in the future, but are under tight time constraints for the high school. Requesting consideration only for 52 Institute Road at this time.• There was a discussion about whether 60 feet is the ideal height for a brand new school at the site. BSD is still in early design phases, so tried to articulate an upper limit that gives flexibility. Commission encouraged the team to provide a request that allows for flexibility and anticipates future needs to start the conversation.		

VI. Annual Update: Joint Institutional Parking Management Plan

No action		
Motion by:	Second by:	Vote: N/A
Type: Discussion	Presented by: S Thibault, J Katz of CATMA	
CATMA presented an annual update to the 2020-2022 Joint Institutional Parking Management Plan (JIPMP) for Champlain College, UVM, and the UVM Medical Center. Staff noted that typically the Commission provides recommendation to the DRB for approval of multi-year plans; this is the first time an annual update has been presented to the Commission. The presentation is posted online at: PC JIPMP 2021 Annual Update Presentation_Final.pdf (burlingtonvt.gov)		
Commissioner discussion:		
<ul style="list-style-type: none">• A Commissioner questioned whether data indicating more people are driving alone while parking utilization is down in campus lots suggests more people parking in other places, such as free on-street parking. CATMA hypothesized that more people are driving, but driving fewer days as a result of telework/telehealth resulting in overall reduction in demand.• There was a discussion about previous years' high rates of driving behavior by students that lived within a half-mile of campus. Staff noted that the 2020-2022 JIPMP is linked, for comparative rates.• There was a discussion of a change in access to student population to solicit for participation in the annual transportation survey, which resulted in lower participation rates overall.• A Commissioner expressed ongoing lack of coordination between the institutions and the city to regulate on-street parking, and the potential to create a gap that supports continued driving.• A Commissioner asked whether the plan looks at parking resources by sub-area, and whether there is more dynamic parking policy/pricing that could be utilized in certain parts of campuses that are oversupplied or undersupplied.• CATMA noted the next JIPMP for 2023-2028 will be prepared by a transportation consultant, and will begin in a few months.		

VII. Proposed CDO Amendment: ZA-22-03 Steep Slopes

Approve the Municipal Bylaw Amendment Report and warn for public hearing, with an updated map to include the 50ft buffer around the identified steep slopes.		
Motion by: E Lee	Second by: A Friend	Vote: Approved Unanimously
Type: Discussion	Presented by: S Gustin	
S Gustin presented an overview of the amendment, and the Ordinance Committee’s recommendation to map slopes of greater than 15%, and a 50ft buffer from the top of slope, to require a geotechnical study prior to development as a condition of approval for a permit.		
Commissioner discussion:		
<ul style="list-style-type: none">A Commissioner asked if there are other examples of overlay zoning districts that cross zoning boundary lines. Staff noted that all of the Natural Resource Overlay districts “float” over other base zoning districts.		

VIII. Commissioner Items

<ul style="list-style-type: none"> Next meetings are March 8 and 22, 6:30pm
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IX. Minutes and Communications

Action: Approve the minutes and accept the communications		
Motion by: A Friend	Second by: E Lee	Approved Unanimously
Minutes Approved: February 8, 2022		

X. Adjourn

Adjournment	Time: 8:15pm	
Motion: B Martin	Second: B Baker	Vote: Approved Unanimously